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- *Infrared Thermography*
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1989*

## ***INSPECTION GROUP***

FIG Services LLC d/b/a FOX INSPECTION GROUP  
Property Inspection Report #140923srgm-1614 Wakefield  
11227 Endicott Lane Houston, TX 77035

(Office)713.723-3330 (Email) [office@foxinspectiongroup.com](mailto:office@foxinspectiongroup.com)

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TREC Inspectors # 1718, 3648, 5570, 6389, 7158, 7248, 7415, 9378, 9459, 10503, 10524, 10533, 20283, 20378, 20531, 20580, 20719, 20754, 20760, 20975, 20976, 20994

SBCCI Registered Building Inspector #5939

SBCCI Registered Mechanical Inspector # 1739

Exterior Design Institute (EDI) # TX-113, TX-116, TX-119, TX-121, TX-140

ICC Building Inspectors # 1052678-B5, #5294898-B5

State of Texas Registered Code Enforcement Officer # CE1858

ICC Residential Combination Inspectors # 1052678-R5, #5294898-R5

ICC Residential Building Inspectors # 5167093-B1, #5294898-B1

ICC Mechanical Inspectors # 1052678-M5, #5294898-M5

Texas Department of Insurance VIP Certificates #20110061045, # 33901081163

SBCCI Registered One & Two Family Dwelling Code Certified Inspector #1863 & #2185

ITC Certified Level 1 Infrared Thermographers #8661, #8662, #8692, #8694, #26034, #26505





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Houston, TX 77035  
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## PROPERTY INSPECTION REPORT

Prepared For: Chris & Rachel Arnold

(Name of Client)

Concerning: 1614 Wakefield, Houston, TX 77018

(Address of Inspected Property)

By: Steven Reid, TREC# 7248, Grant Miller, AI# 20975 09/23/2014

(Name and License Number of Inspector)

(Date)

, Grant Miller, AI# 20975

### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information

obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

### **INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR**

PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

How to read and interpret this report:

All commented items should be repaired or addressed to client's satisfaction **PRIOR TO THE EXPIRATION OF YOUR OPTION PERIOD.**

**Highest Priority Items are printed in bold print and/or are in boxes**

Items that are underlined should be addressed to prevent more extensive damage and should be a priority item or indicate non-compliance with current building standards.

*Comments in italics are generally FYI (for your information) and don't require any action.*

**For reference:** The front of the unit faces south

**Description:** 1 story, wood framed single family residence ; stone/cement board/ wood exterior ; composition roof ; detached garage

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## I. STRUCTURAL SYSTEMS

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### A. Foundations

*Type of Foundation(s): Slab*

*Comments:*

*Performing intended function. No evidence suggesting significant foundation movement at time of inspection.*

*Observed addition to original house foundation. "Cold joints" where the two slab abut each other is a location for wood destroying insect to enter house unseen.*



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### B. Grading and Drainage

*Comments:*

*Underground yard and/ or pool deck drainage system not checked / inspected. Did not verify yard drains operate properly and that there are no collapsed or clogged areas. Inspector (or anyone else) is unable to induce sufficient quantity of water to determine if system will operate properly when needed. Recommend observing performance during heavy rains and ensure system is maintained / cleaned.*



I=Inspected

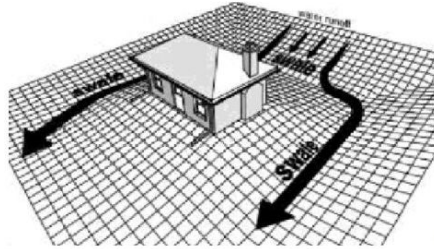
NI=Not Inspected

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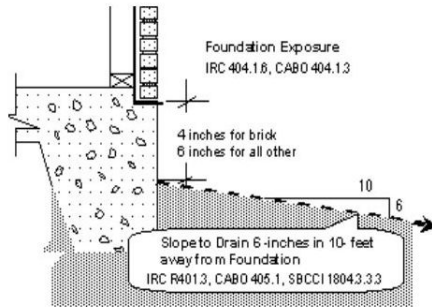
D=Deficient

I	NI	NP	D
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Drainage swale is not continuous at sides The drainage swale must be kept clear and continuously sloped in order to drain water properly.



Soil grade and drainage patterns around some areas of house do not appear to properly direct water away from foundation to aid in controlling runoff water and could cause differential movement of the foundation or water penetration during heavy rains.



I=Inspected

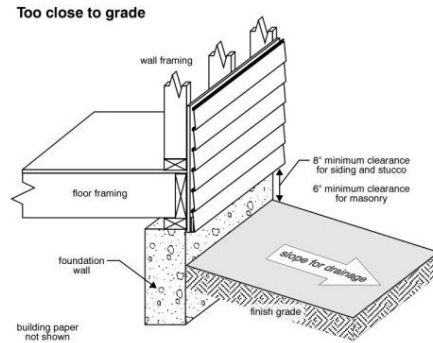
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I NI NP D

Soil level too high around areas with wood siding. Code and common industry practice requires a clearance of 6-8 inches from bottom of wood veneer to soil. High soil level near wood siding promotes water/termite penetration and wood rot.



Soil level too high around areas with stone siding at front flower beds . Common industry practice requires a clearance of at least 4 inches from bottom of stone veneer to soil. High soil level near stone siding promotes wood rot and is considered a conducive condition to termite activity and water penetration.



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### C. Roof Covering Materials

Type(s) of Roof Covering: Composition Asphalt Shingles

Viewed From: RoofLevel

Comments:

ROOF SURFACE:

I=Inspected

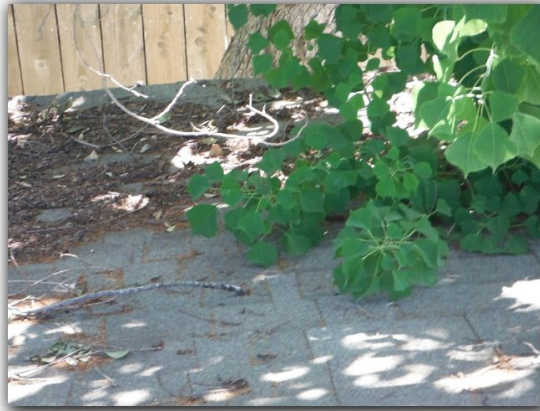
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Tree limbs in contact with roof can/ will damage the roof.



Exposed staples / nail heads / fasteners observed on roof are not properly sealed. Water entry possible.



VISIBLE FLASHING:



I=Inspected

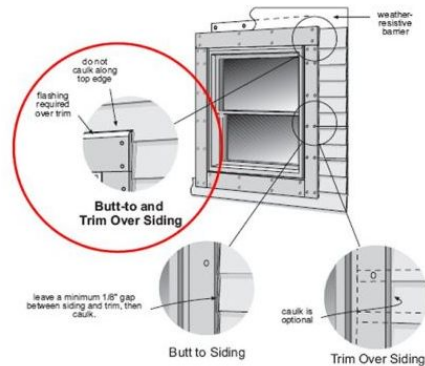
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Head flashing missing over window/door trim pieces. Without head flashing over window trim, sealing must be maintained as a defense against water penetration.



Rubber gasket of electrical drop has deteriorated, allows water entry.



**ROOF PENETRATIONS:**

Recommend painting galvanized roof jack to prolong its useful life.



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**EVIDENCE OF ROOF WATER PENETRATION:**

*None observed at time of inspection.*

**RAIN GUTTERS AND DOWNSPOUTS:**

Downspouts need splash blocks at bottoms to prevent soil erosion.



Full of debris and/or holds standing water.



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**D. Roof Structure and Attic**

*Viewed From: Safely accessible areas as deemed by the inspector*

*Approximate Average Depth of Insulation: 6-8 inches*

*Approximate Average Thickness of Vertical Insulation: not observable*

*Comments:*

**ROOF STRUCTURE AND FRAMING:**

No deficiencies observed at the time of inspection.

**ATTIC INSULATION:**

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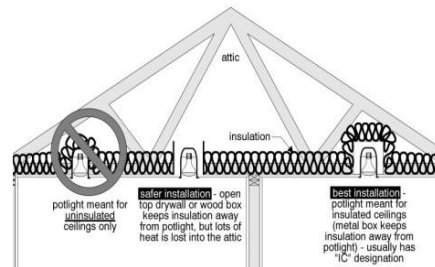
NP=Not Present

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I NI NP D

Ensure insulation is maintained a minimum of 3 inches and wood a minimum of 1 inch from around all recessed lights to reduce possible fire hazard.

Potlights in insulated ceilings



#### ATTIC ACCESS, LADDERS AND SERVICE WALKS:

*Not all areas of attic were accessible for inspection.*

Return air chase is close to the attic stairway. Stairway is not sealed with weather stripping to seal gaps and prevent loss of conditioned air to the attic, sucking attic air into house or is missing insulation on stairway.

#### ATTIC VENTILATION AND SCREENING:

No deficiencies observed at the time of inspection.

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#### E. Walls (Interior and Exterior)

*Comments:*

##### INTERIOR:

*Client Advisory: No moisture, mold and /or indoor air quality (IAQ) tests were performed. The inspector is not qualified / certified for such evaluations / studies. The client should be aware that various fungi, molds and mildew flourish in such an environment provided by water intrusion events, excessively moist conditions and / or water damaged conditions. A growing concern to date includes the adverse effect on indoor air quality and the potential for inherent health hazards. If concerned the client is advised to contact a qualified IAQ Professional for further evaluations of this property.*

*Buyer's note: due to large amount of stored items, limited viewing, and full/proper inspection was impaired, particularly in Garage.*



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Sag in double header over garage door. Indication of improper/inadequate framing.



EXTERIOR:

Earth wood contact in some areas, conducive condition to termite activity and wood rot.





I=Inspected

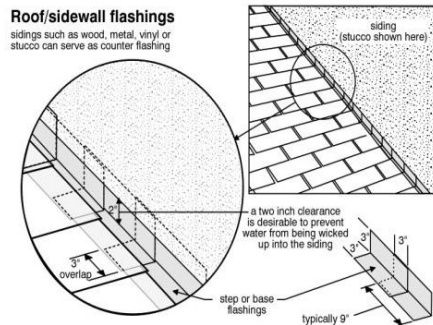
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Exterior cement board siding installation does not comply with manufacturer's (James Hardie ) installation requirements which may/can/will void warranty. Installation requirements specifically state " Leave 2" clearance between roofing and bottom edge of siding.



Need sealing / caulking around all holes and exterior siding penetrations on top and both sides, (leave bottom open) to prevent water entry. Including but not limited to dryer, bath and range top vents, light fixtures, etc.



#### EVIDENCE OF WATER PENETRATION:

Possible from soil above foundation and/or improper site drainage during heavy rains.

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#### F. Ceilings and Floors

*Comments:*

##### CEILINGS:

No deficiencies observed at the time of inspection.

##### FLOORS:

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Observed one or more floor tiles not properly bonded to the slab/subfloor and / or lifted in living room. Possibly/probably due to foundation movement. Improperly bonded tiles are more susceptible to damage, Kitchen.

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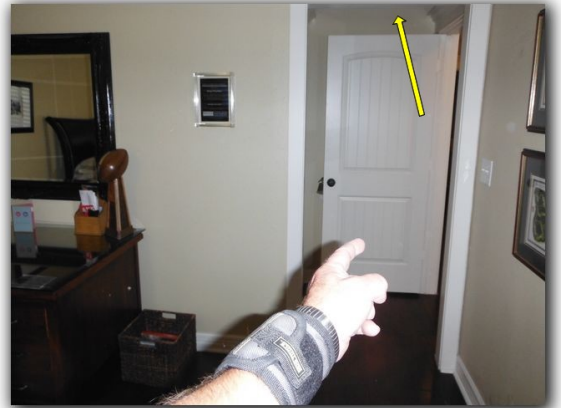
#### G. Doors (Interior and Exterior)

*Comments:*

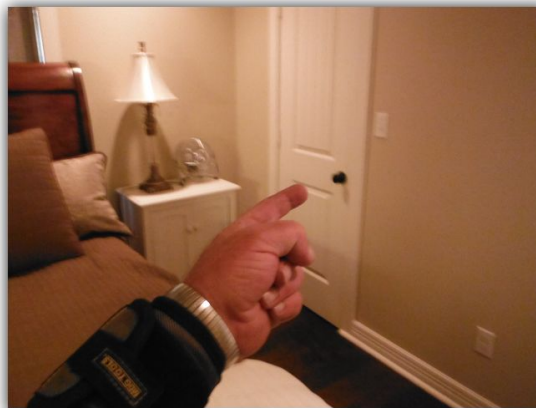
##### INTERIOR:

Missing or non-functioning door stop behind one or more doors to prevent damage to sheetrock.

One or more doors in house are difficult to open / close due to improper air circulation when doors are closed.



Door door is difficult to shut / close; Master bedroom closet.



##### EXTERIOR:

*Prudent buyers replace/rekey exterior locks upon taking possession of property.*

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Exterior door does not have thumb latch to unlock door. All egress doors shall be opened from the inside without the use of a key or special knowledge or effort. Ref. IRC code R311.2.

Wood rot of lower door and/or jamb; Garage pedestrian door.



*Could not unlock back door off of Laundry room, no key.*



**GARAGE:**

Section of steel garage door is damaged / bent.

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**H. Windows**

*Comments:*

*All windows were not operated/accessible in furnished residence.*

**WINDOWS:**

One or more screens are missing and/or damaged.

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One or more of the thermal pane windows observed to have lost their seals. This has resulted in condensation and/or a fog like film to develop between the panes of glass. The thermal pane windows no longer function as designed when they loose their seals. The windows that have noticeably lost their seals are listed but may not be limited to the following: Southeast bedroom.

***Special Notice:*** Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity change. Some windows with lost seals may not be evident at the time of this inspection. Windows are only checked for obvious fogging. If some lost thermal pane window seals were noted, we recommend all windows be rechecked by a window specialist for further evaluation.



#### SAFETY GLASS IN HAZARDOUS LOCATIONS:

Could not find/observe markings on glass panel(s) of window(s) within 24" arc of closed door to indicate the presence of required tempered / safety glass which is a recognized safety hazard and code requirement. Ref CABO 308.4.6 UBC 2406.4.6 IRC R308.4.6.





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I NI NP D

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**I. Stairways (Interior and Exterior)**

*Comments:*

*Not present at time of inspection.*

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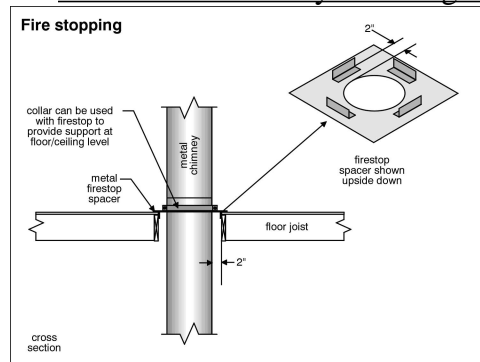
**J. Fireplace/Chimney**

*Comments:*

Soot build up in fire box and/or flue, should be cleaned by a qualified chimney sweep.



Chimney is not properly fire stopped in attic ; Does not comply with the 1992 CABO One and Two Family Dwelling Code section R-402.7 IRC R1001.16.



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**K. Porches, Balconies, Decks, and Carports**

*Comments:*

*Cracks in walkways, driveway and/or garage concrete observed, typical.*

No deficiencies observed at the time of inspection.

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I	NI	NP	D
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## II. ELECTRICAL SYSTEMS

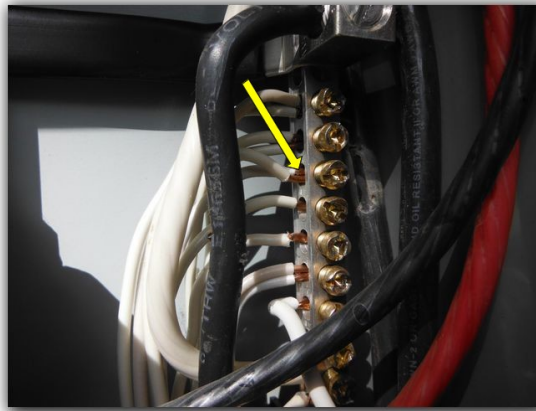
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### A. Service Entrance and Panels

*Comments:*

125 AMP ELECTRICAL SERVICE PANEL LOCATED AT EAST EXTERIOR.  
Not all breakers are properly identified.

Observed two or more neutral conductors under one screw lug on the neutral bus.  
Current industry standards and National Electric Code permit one neutral conductor  
per screw lug.



Disconnected wiring in panel.

Ground clamp and/or wire not secured to ground rod below service meter.



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*Did not observe installed AFCI (Arc Fault Circuit Interrupt) device protection, as required by current building standards, for all: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. AFCI devices are intended to protect against fires caused by electrical arcing faults in the home's wiring. Arc faults are a common cause of residential electrical fires. Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. As of September 1, 2008, the State of Texas has adopted the 2005 NEC, which includes this requirement, as the "minimum standard" for all non-exempt electrical work.*

**SERVICE WIRING:**

*Observed service type of wiring is aluminum.*

No deficiencies observed at the time of inspection.

**FEEDER WIRING:**

*Observed feeder type of wiring is copper.*

No deficiencies observed at the time of inspection.

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**B. Branch Circuits, Connected Devices, and Fixtures**

*Type of Wiring: Observed type of branch wiring is copper.*

*Comments:*

**BRANCH WIRING:**

Wire improperly terminated, including but not limited to the following location: Attic.



**FIXTURES:**

Exterior ceiling fans do not appear to be rated for exterior use; Fan at garage exterior.

**OUTLETS:**

*Not all outlets were checked / inspected / accessible in furnished residence.*

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*Outlets located in inaccessible areas (e.g., garage ceilings, exterior soffits, etc.) are not individually tested.*

*GFCI reset locations; Exterior, Kitchen, Garage, Exterior, Master bathroom, and Master bathroom closet.*

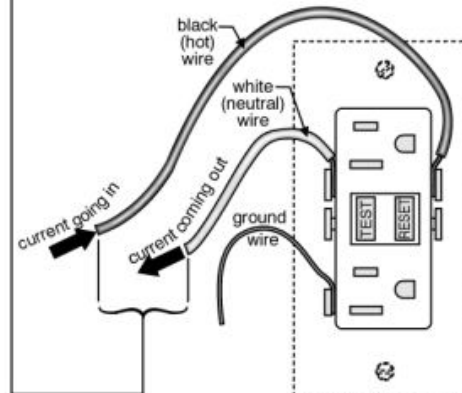
Did not observe GFCI protection of all outlets in required locations, including but not limited to the location marked below. This condition is a recognized safety hazard and is in need of repair.

- |  |  |
|--|--|
| <input type="checkbox"/> All bathrooms           | <input type="checkbox"/> All kitchen counter top outlets |
| <input type="checkbox"/> Kitchen island          | <input type="checkbox"/> Wet bar locations               |
| <input type="checkbox"/> All exterior locations  | <input type="checkbox"/> In garage                       |
| <input checked="" type="checkbox"/> Laundry room | <input type="checkbox"/> Pool area                       |
| <input type="checkbox"/> Other:                  | <input type="checkbox"/> Spa / hot tub                   |

#### Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires  
if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

**note:**  
if the GFI is in the panel, the entire circuit will be shut down



Exterior outlet damaged, missing weather proof cover by grill.

*Observed 4-prong outlet for dryer as required by current code. Will not fit older dryer with 3 prong electrical plug.*

SWITCHES:



I=Inspected

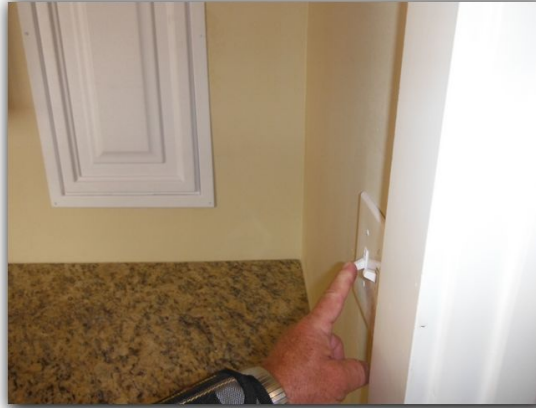
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*Unknown control, mystery switch(s) found, recommend inquiring current resident regarding use/control.*



No deficiencies observed at the time of inspection.

#### EQUIPMENT DISCONNECTS:

No deficiencies observed at the time of inspection.

#### SMOKE DETECTORS AND ALARMS:

*Smoke detectors not tested. The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries semi-annually. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s), and read these links: [www.cpsc.gov/CPSCPUB/PUBS/464.pdf](http://www.cpsc.gov/CPSCPUB/PUBS/464.pdf), [www.carbonmonoxidekills.com](http://www.carbonmonoxidekills.com), [www.nfpa.org/index.asp](http://www.nfpa.org/index.asp), and [www.usfa.dhs.gov/downloads/pyffff/inhome.html](http://www.usfa.dhs.gov/downloads/pyffff/inhome.html).*

No deficiencies observed at the time of inspection.

#### DOORBELL & CHIMES

No deficiencies observed at the time of inspection.

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I	NI	NP	D
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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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#### A. Heating Equipment

*Type of System: Forced air*

*Energy Source: Electric*

*Comments:*

##### HEATING UNIT:

Make: Goodman (2014)

Model: AVPTC48D14AC

S/N: 1406278297

No deficiencies observed at the time of inspection.

*Observed blown fuses at furnace. Recommend client consult with seller regarding possible service issues with the unit.*



##### HOUSE HEATER EXHAUST VENT(S):

No deficiencies observed at the time of inspection.

##### BLOWER(S):

No deficiencies observed at the time of inspection.

##### THERMOSTAT(S):

No deficiencies observed at the time of inspection.

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#### B. Cooling Equipment

*Type of System: Forced air-split system*

*Comments:*

##### CONDENSING UNIT:

I=Inspected

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D=Deficient

I	NI	NP	D
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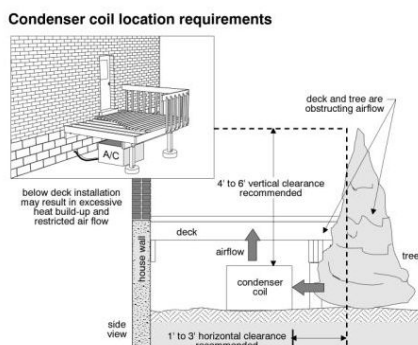
Make: Goodman (2014) (4 Ton)

Model: GSX160481FA

S/N: 1408178099

Unit not level, needs to be level for proper operation.

*Buyers note; Keep walls/fences/decks a minimum of 2 feet away from sides of A/C unit and a minimum of 4 feet over unit to allow proper air flow across coils and/or proper access to unit for servicing.*



Missing cap on Freon line(s) valves at unit.



EVAPORATOR COIL:

Make: Goodman (2014)

Capacity: 4 Ton

Temperature Differential:

Return Temp: 69

Supply Temp: 51

Difference: 18.00

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Section(s) of suction line insulation missing in attic near coil. Warm attic air condenses on cold suction line/expansion valve and drips condensation.



CONDENSATION DRAIN PAN/DRAIN LINES:

Secondary drain pan contains water, correct existing condition.

Drain pan not properly positioned and/or secure below evaporator coil, if coil leaks it may/will leak onto ceiling below.





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D=Deficient

I	NI	NP	D
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Primary drain line should not be allowed to discharge water right next to foundation.

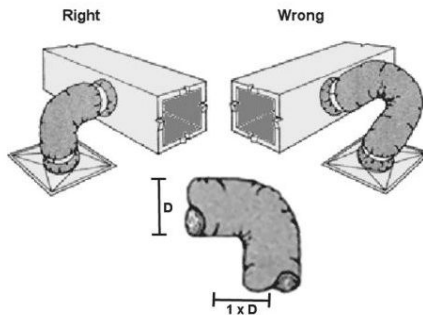


☒ ☐ ☐ ☒

### C. Duct System, Chases, and Vents

*Comments:*

Some flex duct observed to be improperly routed with sharp bends and / or excess material in bends. Improper routing increases frictional loss in the duct and reduces heating and cooling efficiency. Radius at centerline of the bend should be no less than the diameter of the duct.



Excessive air loss around transition/coil/heater/plenum and/or damaged/loose ducts.

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D=Deficient

I	NI	NP	D
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Excessive air loss at evaporator coil around drain and Freon line connections.



Observed several / multiple areas in attic where flex duct touch and are missing required 1" clearance from other ducts to prevent condensation between ducts that touch. Recommend general maintenance to flex ducts in attic. Re-support where needed, seal/tape minor air leaks, repair torn/damaged vapor seal, etc.



I=Inspected

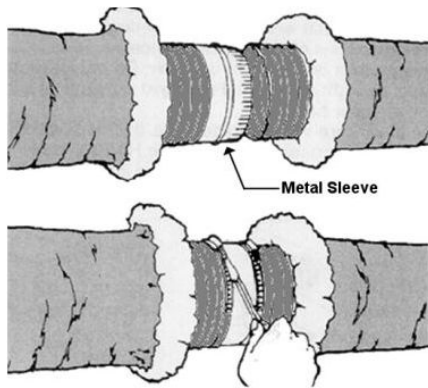
NI=Not Inspected

NP=Not Present

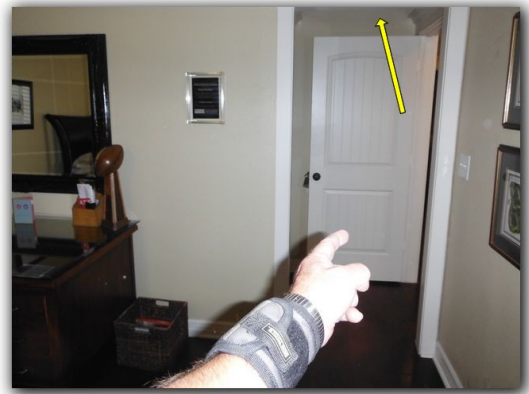
D=Deficient

I	NI	NP	D

Observed one or more areas of improper splicing of flex duct. Missing required metal collar / coupler as required by manufacturer and installation instructions included inside every box and/or on exterior of every bag of flex duct.



Return air is improperly located in a bedroom. When the bedroom door is closed air will not circulate through the house properly.



#### IV. PLUMBING SYSTEM

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##### A. Plumbing Supply, Distribution Systems and Fixtures

*Location of water meter: Front of property*

*Location of main water supply valve: east exterior wall of house*

*Static water pressure reading: 58 psi*

*Comments:*

##### WATER SUPPLY PLUMBING:

*Water supply piping observed to be predominantly PEX (cross-linked polyethylene) plastic.*

*Water softener, treatment and filtration type of equipment was not checked/inspected.*

I=Inspected

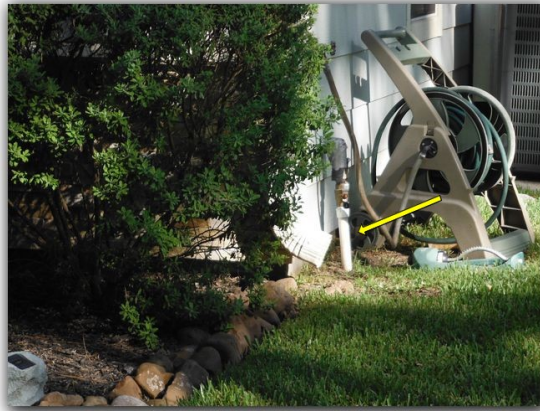
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Recommend insulating exterior water line(s) to prevent freeze damage.



#### COMMODOES:

Center of commode is required to be at least 15 inches from any wall.

#### SINKS:

Small leak below sink, Kitchen.



#### FAUCETS:



I=Inspected

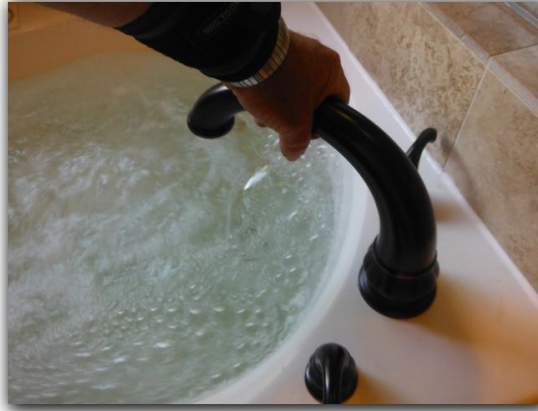
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Faucet loose, not secured; Master bathroom tub.



**TUBS:**

Grout / caulking needed at vertical tile corners, cracks in tile and/or mortar between tiles, and where tile meets tub to prevent water entry behind wall.

**SHOWER(S):**

*24 hour shower pan test has been specifically excluded.*

No deficiencies observed at the time of inspection.

**LAUNDRY CONNECTIONS:**

*Recommend use of stainless steel braided "no burst" clothes washer water supply lines to reduce chance of water damage.*

No deficiencies observed at the time of inspection.

**EXTERIOR HOSE BIBS:**

No deficiencies observed at the time of inspection.

**GAS SUPPLY SYSTEMS**

*Pressure test of gas lines has been specifically excluded.*

*Gas meter located at the north exterior side of house*

**Observed gas smell on roof near water heater vent, did not smell gas in attic.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**OBSERVED BRANCH LINES:**

*Galvanized and/or black iron*

No deficiencies observed at the time of inspection.

**APPLIANCE CONNECTIONS:**

*Proper flex*

Gas valve improperly located more than 3 feet from Range and/or on opposite side of Range top.

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**B. Drains, Wastes, and Vents**

*Comments:*

*Hydrostatic pressure test of sewer lines was specifically excluded.*

**DRAIN, WASTE, VENT PLUMBING:**

*Type of drain waste vent material observed to primarily mix of plastic and cast iron and/or galvanized*

I=Inspected

NI=Not Inspected

NP=Not Present

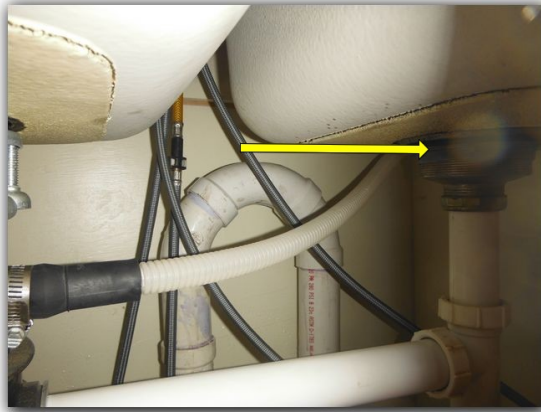
D=Deficient

I	NI	NP	D
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Painting of exterior plastic PVC vents above roof line required to prevent UV damage.



Kitchen sink island vent was not observed to be higher than the sink drain opening.



*There were no plumbing access / inspection panels behind one or more tub(s). Overflow gaskets and drains not checked. Recommend installation of bath plumbing access panels where possible.*

Recommend hydrostatic test of sewer lines. Due to age of house and/or amount of settlement, the possibility of damaged/leaking drain lines below house in this inspector's opinion is significant. The test by licensed plumber costs several hundred dollars and may uncover / find problems that can easily cost 10-20 thousand dollars to fix. Most new homeowner's policy will no longer cover this expense while existing homeowner policy holder may be covered / insured for this expense.

Observed exposed PVC drain lines at edge of foundation.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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### C. Water Heating Equipment

*Energy Source: Gas*

*Capacity: 40 gallons (2010)*

*Comments:*

**WATER HEATING UNIT(S):**

Insulation / debris in drain pan needs to be removed to prevent clogging of drain line.



**WATER HEATER EXHAUST VENT(S):**

No deficiencies observed at the time of inspection.

**TEMPERATURE AND PRESSURE RELIEF VALVE(S):**

*Did not check operation due to possible damage of residents property if drain line leaked.*

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### D. Hydro-Massage Therapy Equipment

*Comments:*

No deficiencies observed at the time of inspection.



I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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## V. APPLIANCES

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### A. Dishwasher

*Comments:*

No deficiencies observed at the time of inspection.

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### B. Food Waste Disposer

*Comments:*

Debris in unit needs to be removed.

Electrical cord is not secured to base of disposal.

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### C. Range Hood and Exhaust Systems

*Comments:*

No deficiencies observed at the time of inspection.

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### D. Ranges, Cooktops, and Ovens

*Comments:*

GAS RANGE/COOKTOP:

Gas spark igniter is not fully operational, would not ignite front left burner.



GAS OVEN:

*Timer and cleaning cycles not checked*

No deficiencies observed at the time of inspection.

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### E. Microwave Oven

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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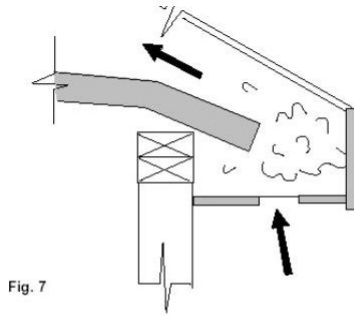
No deficiencies observed at the time of inspection.

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#### F. Mechanical Exhaust Vents and Bathroom Heaters

*Comments:*

Improperly vents to soffit. Should vent to exterior.



Terminating exhaust fans to soffits/eaves builds up condensation moisture within the soffit that can deteriorate the fascia board, soffit and/or plywood roof decking and cause paint peeling. A soffit/eave is part of attic air space where exterior air is drafted in to the attic space with the exhaust duct fumes and moisture.



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#### G. Garage Door Operator(s)

*Comments:*

*Remote control hand held units were not checked/inspected.*

Missing required safety sticker / decal next to operator button.



Locks should be made non-operational on garage doors equipped with openers.

Unit has excessive vibration / noise level; recommend lubrication.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## H. Dryer Exhaust System

*Comments:*

*Recommend periodic cleaning of the dryer vent ductwork to reduce the risk of fire.*

Exterior dryer flapper door stuck open (remove lint) and/or damaged.



## VI. OPTIONAL SYSTEMS

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### A. Landscape Irrigation (Sprinkler) Systems

*Not present at time of inspection.*

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### B. Outbuildings

*Comments:*

MAILBOX:

Mail box observed to be located Box at the front door

No deficiencies observed at the time of inspection.

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### C. Outdoor Cooking Equipment

*Energy Source: Propane*

*Comments:*

*Not checked/inspected.*

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### D. Whole-House Vacuum Systems

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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*Not present at time of inspection.*

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**E. Other Built-in Appliances**

*Comments:*

*Wine chiller appears to be operational.*

*Clothes washer/ dryer not inspected.*

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**F. Private Sewage Disposal (Septic) Systems**

*Not present at time of inspection.*



***INTENT OF INSPECTION:***

It is the expressed intent and purpose of this report to inform you the client exclusively of the **visual ("eyeball") observations** and opinions made on the day of the inspection as to whether or not the structure, electrical, plumbing, and mechanical components of the subject property are performing the function for which they were intended to perform or are in need of immediate repairs. It is not within the intent and/or scope of this report to determine the insurability, habitability, suitability of use, economic life span, deferred maintenance issues, and/or issues unnamed in this report. **This report is neither an expressed nor implied warranty and / or guarantee as to future life and/or performance of the items inspected**, but is intended to express the inspector's perceived impression of the apparent performance of the structure, electrical, plumbing, and mechanical components viewed on the date of the inspection. **Our intent is to reduce your risk associated with this transaction, however we cannot eliminate all risk nor assume your risk.**

***SCOPE OF INSPECTION:***

The content of this report is based solely upon "eyeball" observations of apparent performance. Opinions have been formed from the inspector's personal knowledge and experience and not upon any code requirements and/or performance standards. Compliance with any federal, state or local codes and/or other legal requirements is not within the scope or intent of this report.

***METHOD OF INSPECTION:***

The inspection methodology has not been of a formal engineered type of inspection; therefore, no soil, physical or geological testing or inspections were performed. Many of the structural, electrical, plumbing, and mechanical components were judged indirectly by the visible condition of the surfaces and/or components open to view. Observations were made both inside as well as outside of the structure; however, these observations were limited to only those areas open to view without moving any item, i.e.; inhabitants furniture, belongings or stored items which was blocking the view. The inspector did not employ any instruments to aid in the inspection, **disassemble any component of an item checked**, (i.e.: disassemble a heating unit to inspect for a cracked heat exchanger), conduct extensive destructive testing, calculations, or removal of wall and floor covering unless noted in the body of this report.

***LIMITATION OF INSPECTION:***

The visual inspection method employed will generally produce a competent first impression assessment of the apparent past structural, electrical, plumbing, and mechanical components, provided refurbishing repairs have not been performed which would mask distress patterns normally produce by structural, electrical, plumbing, and mechanical components problems.

**Because the inspection procedure is visual only and was not intended to be diagnostic and/or technically exhaustive, an inherent residual risk remains that undiscovered problems exist and/or future problems will develop.**

There is no guarantee or warranty stated or implied that all defects have been found or that FIG Services, LLC d/b/a Fox Inspection Group will pay for the repair of any defect not discovered. The content of this report should be considered as an opinion of apparent performance of the items inspected and not engineering fact. **THIS INSPECTION DOES NOT INCLUDE THE INSPECTION OF, SAMPLING FOR OR TESTING OF ANY SUBSTANCE CLASSIFIED OR OTHERWISE IDENTIFIED WITH OR AS A TOXIC SUBSTANCE AND/OR BIO-HAZARD OR WOOD DESTROYING INSECTS/ORGANISMS.**

*Client Advisory: No moisture, mold and /or indoor air quality (IAQ) tests were performed, The inspector is not qualified / certified for such evaluations / studies. The client should be aware that various fungi, molds and mildew flourish in such an environment provided by water intrusion events, excessively moist conditions and /or water damaged conditions. A growing concern to date includes the adverse effect on indoor air quality and the potential for inherent health hazards. If concerned the client is advised to contact a qualified IAQ Professional for further evaluations of this property.*

**EXPERT TESTIMONY / LITIGATION FINANCIAL COMPENSATION CLAUSE:**

In the event our services are needed at any time in the future as expert testimony or in a litigation case, client agrees at this time / in advance to financially compensate this firm for it's time and services.

Terms: Non-refundable retainer of \$2,500.00 upfront, Hourly rate of \$175.00 for any activities on our part for your case, including but not limited to; deposition, phone time, research, court time, travel time portal to portal, review of case prior to court appearance, etc. Balance due invoiced weekly, submitted Wednesday, payable the next Friday

**ARBITRATION / DISPUTE RESOLUTION**

In the event a dispute arises regarding an inspection that has been performed under this service agreement, Client(s) agree to notify FIG Services, LLC d/b/a Fox Inspection Group within ten (10) days of the time of discovery to give Fox Inspection Group a reasonable opportunity to re-inspect the property and resolved the dispute amicably. Upon the request of either party, all unresolved disputes relating to this agreement shall be submitted for arbitration in accordance with (AAA) American Association of Arbitrators then in effect with costs shared equally. This provision shall be specifically enforceable and damages for breach of this provision shall include but not limited to court costs and attorney's fees. Client agrees that FIG Services, LLC d/b/a Fox Inspection Group and it's agents liability, if any, shall be limited to the amount of the inspection fee paid for inspection. This limitation shall apply regardless of the cause of action or the legal theory pled or asserted specifically including, but not limited to, negligence. FIG Services, LLC d/b/a

Fox Inspection Group does not conduct re-inspection services for any reason. We are not in the business of certifying workmanship and/or warranting another company's repair work. Receipts and/or warranty for work performed should be obtained from the company or companies who have provided repairs.

Acceptance and/or reliance on this report shall constitute an acknowledgment, acceptance, and agreement by Client(s) as well as any spouse / significant other, and/or any assigns to all terms, conditions, exclusions and limitations of this report as well as an acknowledgment that the inspection includes only those items listed as inspected in the inspection report.

**RESIDENTIAL FLAT WORK  
INSPECTION REPORT**

Date: September 24, 2014

Location: 1614 Wakefield Houston, TX 77018

**In accordance with the 2000 International Property Maintenance Code as adopted by the City of Missouri City and the Missouri City Code of Ordinances, all sidewalks, driveways, patios, parking spaces, walkways, stairs or other concrete or asphalt surfaces are to be suitably maintained by the property owner.**

Generally, flatwork should be free of faults or obstructions that may potentially cause safety risks to pedestrians. However, due to many factors, flatwork may fall into disrepair. Therefore, the City has created parameters to define hazardous flatwork as listed below. **Inspectors will check any items found to be present.**

- ☐ A horizontal separation of more than two inches at either a crack or joint  
**Location** \_\_\_\_\_
- ☐ A vertical separation or crack of greater than one inch  
**Location** \_\_\_\_\_
- ☐ The cross slope of sidewalks is greater than 1-4 inch per foot  
**Location** \_\_\_\_\_
- ☐ Water accumulations due to insufficient cross slope or misalignment  
**Location** \_\_\_\_\_
- ☐ Severely rough uneven surface due to scaling or spalling  
**Location** \_\_\_\_\_
- ☐ Severe cracking resulting in multiple loose or unstable individual pieces within a panel  
**Location** \_\_\_\_\_
- ☐ Deteriorations due to vehicular traffic or parking on sidewalk  
**Location** \_\_\_\_\_
- ☐ When a hole exists larger than three (3) inches in diameter  
**Location** \_\_\_\_\_
- ☐ Deterioration due to tree roots, or other decay caused by the presence of trees  
**Location** \_\_\_\_\_

Steven Reid  
Inspector Name

TREC# 7248  
License No.

[illegible]



